

## S U M M A R Y

<b>FILE NO.</b>	2200	<b>Thomas Guide Map No.</b>	479
		<b>Date Received:</b>	06/02/05
		<b>Date Distributed:</b>	06/03/05
<b>ENTITY</b>	King County Water District No. 119	<b>Date Filed:</b>	
<b>ACTION</b>	Water District Annexation by Petition/Resolution		
		<b>Expiration 45 Days:</b>	07/17/05
<b>TITLE</b>	Stuart Annexation	<b>Board Meeting:</b>	July 2005

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**Location** The Stuart Annexation Area is located northeast of the City of Duvall near to the Snohomish County line. The Annexation Area is generally bounded by NE 195th Place (if extended) on the west; NE 202<sup>nd</sup> Street (if extended) on the north; NE 183<sup>rd</sup> Street on the south; and 324<sup>th</sup> Avenue NE (if extended) on the east side.

**Land Area** 301.6 acres (52 parcels)

**Land Use** Thirty-two single-family homes.

**Population** Approximately 83 persons

**Assessed Valuation** \$12,372,000.00

**County Comprehensive  
Plan Designation** Rural Residential

**County Zoning** Rural Residential – Range: 1 dwelling unit per 5 acre parcel – 1 dwelling unit per 10 acre parcel

**City Comprehensive Plan** Not Applicable

**City Zoning** Not Applicable

**District Comprehensive Plan** King County Water District No. 119 – General Comprehensive Plan; East King County Coordinated Water System Plan

**District Franchise** King County District Franchise (Ord. 11928)

**Urban Growth Area (UGA)** The Stuart Area is outside of the Urban Growth Area Boundary.

**SEPA Declaration** Pursuant to SEPA Rules, WAC 197-11, an Environmental Checklist was prepared for this action. A Determination of Non-Significance was issued for the Stuart Annexation in March 2005.

**ENTITIES/AGENCIES NOTIFIED:**

**King County Council Member(s)** Kathy Lambert

**King County:** Clerk of Council, Department of Assessments, Fire Marshal, Health  
Division, State Department of Ecology, Puget Sound Regional Council,  
Municipality of Metropolitan Seattle (Metro)

**Cities:** Carnation, Duvall

**Fire Districts:** King County Fire Protection District No. 45

**Water Districts:** Not applicable

**Sewer Districts:** Not applicable

**School District:** Riverview School District No. 407

## **SUMMARY, FILE NO. 2200**

King County Water District No. 119 proposes the annexation of approximately 301.6 acres identified as the Stuart Annexation Area. This annexation was initiated by citizens who petitioned the District for annexation, pursuant to RCW 57.24.090.

The Stuart Annexation Area is located generally northeast of the City of Duvall and south of the Snohomish County line. This area of the County exists as an unincorporated peninsula within the boundaries of the existing King County Water District.

The King County Water District reports that the annexation is consistent with RCW Title 57 – Water and Sewer Districts (e.g., RCW 57.16, RCW 57.24). King County Water District No. 119 is the only jurisdiction in the vicinity with the infrastructure and services capacity to provide water service to the area. Water service is required for current and future development because ground water quality problems and chronic, critical quantity limitations exist throughout the area. Drilling of wells has been extremely costly, with poor results and increased potential for environmental damage (e.g., lowering of the water table, septic contamination). These problems have been confirmed through several independent hydro-geological and service feasibility studies.

The King County Water District reports that the annexation is consistent with the East King County Coordinated Water System Plan (East King County Critical Water Supply Area) which has been adopted by King County. Further, the District reports that the proposed annexation is in conformance with the State Growth Management Act (RCW 36.70A.110).

The King County Water District reports that the proposed Stuart Annexation conforms to the King County Comprehensive Land Use Plan, the specific Snoqualmie Valley Community Plan, and various local plans (e.g., existing zoning). More specifically, King County has designated the Stuart Area for low-density residential use. All current residential development is required to address King County land use planning and development standards. Similarly, future residential uses would be required to address King County guidelines. The Water District does not have land use planning authority.

The King County Water District further states that the annexation would meet the intent of the King Countywide Planning Policies that help to ensure the provision of adequate public facilities and services. For example, the annexation would achieve King County Policy R-301 calling for standards for rural area facilities and services to protect basic health and safety and to preserve the environment. Policies R-303, F-207, and F-229 establish standards for providing services to rural areas (e.g., rural services to be consistent with low-density development).

The King County Water District has sufficient resources to serve the Stuart Annexation Area. The District obtains all of its water from the City of Seattle Tolt Pipeline under a contract that remains in effect to 2012. The District is negotiating agreements for future supplies with other purveyors. The District will provide and own the basic water system for the Stuart Area.

The District will require that all water system improvements conform with the District's Comprehensive Plan standards and with King County standards for such facilities. Property owners seeking to connect to District water services would bear an equitable share of the cost for operation of the system. The proposed annexation would not increase or decrease revenues or expenditures of any city, county, fire district or other special district.

The Water District reports that the proposed annexation is also consistent with RCW 36.93.180 (Objectives of the Boundary Review Board). For example, the proposed annexation will preserve a natural neighborhood (Objective 1), provide "a logical service area" (Objective 3), and eliminate irregular and impractical boundaries (Objective 4 and Objective 7). The annexation will also protect rural lands (Objective 9) by providing services for current and permitted future uses.

Annexation to the King County Water District will promote public health, safety and welfare for residents of the Stuart Annexation Area.